

\$1,265,000 - 178 Natural Bridge, New Braunfels

MLS® #6688783

\$1,265,000

4 Bedroom, 4.00 Bathroom, 4,081 sqft
Residential on 5.23 Acres

Waggener Ranch, New Braunfels, TX

SERENITY, NATURE, AND LUXURY - all describe this Hill Country Estate located in the premier community of Waggener Ranch. With 830-high fenced and gated acres for exotic species to roam plus a stocked fishing pond and creekside park for your outdoor pleasure, this community invites the ultimate in relaxation and privacy. This property includes 4081 sqft with 4 spacious bedrooms plus a study, game room and flex room, all nestled on 5.23 wooded acres. Chef's will delight in this well appointed kitchen including Sub-Zero refrigerator, ice maker, and Dacor oven, microwave and warming drawer. High-end finishes, 14' beamed ceilings, an open-concept family/dining/kitchen and an oversized covered back porch and fireplace provide comfort for every taste. Pre-wired with a dedicated circuit breaker for a generator. Horses welcome. This property has been approved for wildlife exemptions for 2021. Highly acclaimed Comal ISD schools.



Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	6688783
List Price	\$1,265,000
Sale Price	\$1,265,000
Sale Date	December 23rd, 2021
Bedrooms	4

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	4,081
Acres	5.23
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	178 Natural Bridge
Subdivision	Waggener Ranch
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Not Available, Propane, Sewer Not Available
Features	Common Grounds/Area, Community Mailbox, Gated, Lake, Park
Parking	Additional Parking, Asphalt, Driveway, Garage, Kitchen Level, Paved, Parking Pad, Garage Faces Side, Side By Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	Seasonal

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Cooktop, Dishwasher, Electric Oven, Electric Water Heater, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Water Purifier Owned, Plumbed For Ice Maker, Refrigerator, Range Hood, Water Softener Owned, Stainless Steel Appliance(s), Tankless Water Heater, Warming Drawer
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Outside, Propane, Raised Hearth, Wood Burning
Stories	One and One Half

Exterior

Exterior Features	Exterior Steps
Lot Description	Cul-De-Sac, Gentle Sloping, Interior Lot, Irregular Lot, Pie Shaped Lot, Many Trees, Sprinklers Automatic, Sprinklers Partial, Trees Large Size
Windows	Blinds, Double Pane Windows, Drapes, Insulated Windows, Window Coverings
Roof	Metal
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Comal ISD
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley